



॥ JAY SHREE SWAMINARAYAN ॥

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Res: 95, Lakulesh Nagar, B/H. Sharda High School, PADRA Taluka: PADRA, District: VADODARA, 391440

DATE: 26-10-2017

-: TO WHOM SO EVER IT MAY CONCEPT:-

This is to certify that I MR. MAHESHCHANDRA CHANDULAL PAREKH, ADVOCATE is entered as an advocate on the state roll maintained by the bar council under the provisions of section 17 of the advocate Act, 1961 (Act No. 25 of 1961) is practicing in the courts situated in vadodara district since 28th july, 1984 in land related matters, in which land title search report, issuing of " no encumbrance " certificate on the land including right, Title, interest or name of any party in or over land, in land related matters accordance to GUJ RERA Rules.

The concept of above are true and correct and nothing material concealed by me there from.

DATE: 26-10-2017

PLACE: PADRA

ADVOCATE Sign. : 

ADVOCATE Name. :

MAHESHCHANDRA C. PAREKH
B.A.(Hons.) LL.B.D.L.P.
ADVOCATE (GUJARAT HIGH COURT)
M. No. 9825617878, 9725018851

અરજી પહોંચ

મેકલનું વર્ણન રે.સ.નં. 70/1/1 (કેપ્ટાવાટીકા)

Search in: પાદરા(કસબા)/PADRA(KASBA)

પહોંચ નંબર: ૨૦૧૭૧૧૩૦૦૬૫૭૪ અરજી નંબર: ૩૪૯૯ અરજી વર્ષ: ૨૦૧૭

તા: ૨૪ માસ: ઓક્ટોબર સને: ૨૦૧૭

રજ કરનારનું નામ વકીલ મહેશચંદ્ર સી પારેખ, શોધ - પાદરા કસબા

નીચે પ્રમાણે ફી પહોંચી રૂ. પેસા

રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની કી સાઈડ / કોવીયો..... ૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા ચાટીઓ (કલમ ૬૪ થી ૬૭)..... ૦
શોધ બગર તપાસાની Year: ૧૯૮૮ ૨૦ ૧૬૦
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોવીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી



કુલ ચેકકરે રૂ. ૧૬૦

અંકે રૂપીયા ચેકસો સાલક પુરા.

દસ્તાવેજ ના દિવસે તૈયાર થશે અને
બકલ કચેરીમાં આપવામાં

તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.
કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(S R Tadi)
સબ રજીસ્ટ્રાર
પાદરા

IGR-NIC 1586556022908013445

૨૪/૧૦/૨૦૧૭ ૧૨:૩૪:૫૮ pm



M.G.H. LAW HOUSE

(LEGAL FIRM & CONSULTANCY)

ADVOCATE MAHESHCHANDRA C. PAREKH

B.A.(Hons.) LL.B.D.L.P. Enrol. NO. G/555/1984 - ADVOCATE (GUJARAT HIGH COURT)

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Resi: 96, Lakulesh Nagar, B/H. Sharda High School, PADRA Taluka: PADRA, District: VADODARA. 391440

DATE: 26-10-2017

HONORABLE & RESPECTED SIR,

SUBJECT: TITLE OPINION Report certifying non encumbrance of an immovable property being in registration Sub-District PADRA, District: VADODARA, the land of R.S.No.70/1/1, Under T.P.1, F.P.No.88 pike situated in Moje PADRA KASBAH, which is Non-Agricultural land Admeasuring 1640 Sq. Meters. developed scheme name of "KRISHNA VATIKAA" use residential purpose.

1. Description and area of the property proposed to be mortgaged specific number(s) and address of property along with boundaries and measurements.

An immovable property constructed residential property being in registration Sub-District PADRA, District: VADODARA, the land of R.S.No.70/1/1, Under T.P.1, F.P.No.88 pike situated in Moje PADRA KASBAH, which is Non-Agricultural land Admeasuring 1640 Sq. Meters developed scheme name of "KRISHNA VATIKAA" use residential purpose in registration Sub-District PADRA, District: VADODARA. The Boundaries are:

East: Adjourning Road

West: F.P.PLOT No. 89 LAND

North: F.P.PLOT No.92 LAND

South: Adjourning Road

2. Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial. If Non-Agricultural, the reference & date of Conversion order from the competent authority should also be mentioned.

- The Collector, Vadodara has issued N.A.Permission vide No.N.A./S.R./1428/2017-2018, LAND/D/SEC-65/VASHI/4468 TO 4476/2017 dated 29-08-2017

3. Name of mortgagor/Owner and status in the account i.e. Borrower or guarantor and whether individual, sole proprietor, partner/director Karta or Trustee. In case the Mortgagor is partner/Director/Trustee who is mortgaging the property on behalf of partnership/Company/Trust, whether he/she has the authority. Copy of the Resolution/Memorandum & Articles of Association/Trust deed etc. whether examined and verified. NOT APPLICABLE

ADVOCATE SIGN & STAMP

Cont'd on.2

4. Whether minor, Lunatic or undercharged insolvent is involved. Confirm that the Mortgagor has sufficient capacity to contract precautionary steps to be taken. NOT APPLICABLE

5. Whether the property is freehold or Leasehold. If Leasehold then period of lease, and if freehold whether Urban Land Ceiling act, applies and permissions to be obtained:

- The property is FREE hold

6. Source of Property i.e. Self-acquired or Ancestral. If Ancestral then mode of succession and whether original will/probate are available:

- Self Acquired.

7. Whether the Mortgagor is Co-owner/Joint owner and/or any partition of the property is made between the members of the family through partition deed. If Yes, whether original Registered partition deed is available or it is only a family settlement: NOT APPLICABLE

8. Whether Mortgagor is in exclusive possession of property or it is leased/rented out to third party: NOT APPLICABLE

9. Whether above mentioned property is En-Force able under SARFEASI ACT?

- Yes

10. Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof:

- Yes

11. Whether any restriction for creation of Mortgage is imposed under Central/Stat/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage:

- No.

12. Whether all the Original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list:

NOT APPLICABLE

13. Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal Office and examined the records.

The Search has been made at Sub-Registrar office, PADRA.

14. Whether the search is being made for the period of 30 years. If no reason thereof:

The search has been made from the year 1998 to 2017 by paying of fees in the office of Sub-Registrar PADRA.

15. Details of documents examined/scrutinized (This should be in chronological order with serial number, type/nature of document, dated of execution, parties, date of Registration details including the details of revenue/society records etc.

A. Village from No. 7/12, 8-A and namuna no. 6

1. Copy of Registered sale deed vide No. 2839 Dated 16-10-2017

2. N.A. Permission vide No.N.A./S.R./1428/ 2017-2018, LAND/D/SEC-65/VASHI/4468 TO 4476/2017 dated 29-08-2017

3. Copy of VUDA Permission vide No.UDA/PLAN-2/Permission/2658/2016/DATED 29-09-2017

4. General power of attorney vide No. 558 dated 03-10-2016

Cont'd on 3

5. TITLE CLEARANCE CERTIFICATE ISSUED BY THE ADVOCATE NIRAMAY KANIYALAL
PARIKH dated 06-9-2016

16. Tracing of chain of title in favour of the Mortgagor/owner starting from the earliest document available. The nature of document/Deed conveying the title should be mentioned with description of parties along with the type of right it creates.

Entry No. 7242 Dated: 09-12-1987

- I have seen abstract of village form No. 6 Record of Right of Moje village PADRA Kasbah, Taluka: PADRA, Entry No. 7242 Dated: 09-12-1987 the land owner FAKIRBHAI PRABHUDAS PATEL. And he was expired dated 30-11-1980, his following legal heirs mutated in the said property SARDABEN W/O FAKIRBHAI PRABHUDAS PATEL, KANTIBHAI FAKIRBHAI, VALLABHABHAI EAKIRABHAI, VINABEN FAKIRABHAI, RAMILABEN FAKIRBHAI AND BHAVNABEN FAKIRBHAI and entry to that effect has been in the Record of Right village Form No. 6.

Entry No. 16665 Dated: 01-07-2016

- I have seen abstract of village form No. 6 Record of Right of Moje village PADRA Kasbah, Taluka: PADRA, Entry No. 16665 Dated: 01-07-2016 the land owner VALLABHABHAI FAKIRBHAI PATEL. And he was expired dated 26-04-2007, his following legal heirs mutated in the said property JAGRUTIBEN VALLABHABHAI, ANKITKUMAR VALLABHABHAI AND ARTHKUMAR VALLABHABHAI and entry to that effect has been in the Record of Right village Form No. 6.

Entry No. 16664 Dated 01-07-2016

I have seen the village form No. 6 Record of Right in the name of SARDABEN W/O FAKIRBHAI PRABHUDAS. she was expired dated 03-03-2011 and her right of said property survey no. 70/1/1 and entry to that effect vide entry No. 16664 Dated 01-07-2016 of Moje PADRA Kasbah, Taluka: PADRA, has deleted from the name of SARDABEN W/O FAKIRBHAI PRABHUDAS, and entry to that effect has been in the Record of Right village Form No. 6.

Power of attorney dated 03-10-2016

A General power of attorney executed by the PATEL MULJIBHAI PRABHUDAS, VINABEN FAKIRBHAI, RAMILABEN FAKIRBHAI AND BHAVNABEN FAKIRBHAI, deceases VALLABHABHAI FAKIRBHAI PATEL Legal heirs JAGRUTIBEN VALLABHABHAI, ANKITKUMAR VALLABHABHAI AND ARTHKUMAR VALLABHABHAI appointed name of KANTIBHAI FAKIRBHAI before the ADVOCATE AND NOTARY PUBLIC vide no. 9568 dated 03-10-2016

N.A. Permission: dated 29-08-2017

- The District Collector, Vadodara has issued No.N.A./S.R./1428/2017-2018, LAND/D/SEC-65/VASHI/4468 TO 4476/2017 dated 29-08-2017, has permitted the land bearing R.S.NO.70/1/1 of Moje PADRA Kasbah, within Registration Sub-District: & District: VADODARA. Said permission is issued U/s. 65 of the Land Revenue Code.

ADVOCATE SIGN & STAMP

Cont'd on.4

VUDA Permission: Dated 29-09-2017

- The Vadodara Urban Development Authority has issued the development Permission No. UDA/PLAN-2/Permission/2658/2016/Dated 29-09-2017, by which the permission for development and construction to be carried out in the land bearing Revenue Survey No.70/1/1 admeasuring 1640.00 Sq. Meters of Village PADRA Kasbah, has been granted to KANTIBHAI FAKIRBHAI & OTHERS subject to the conditions stipulated therein.

Registered sale deed Dated 16-10-2017

- I have seen Registered sale deed, it is reveals that the land owners of R.S.NO.70/1/1 Admeasuring 1640 Sq. Meters PATEL MULJIBHAI PRABHODAS, deceases SARDABEN W/O FAKIRBHAI PRABHODAS Legal heirs KANTIBHAI FAKIRBHAI, deceases VALLABHABHAI FAKIRBHAI PATEL Legal heirs JAGRUTIBEN VALLABHABHAI, ANKITKUMAR VALLABHABHAI AND ARTHKUMAR VALLABHABHAI, VINABEN FAKIRABHAI W/O MUKESHBHAI PATEL, RAMILABEN FAKIRBHAI W/O NATVARBHAI PATEL AND BHAVNABEN FAKIRBHAI W/O BHAILALBHAI PATEL have sold their ownership land by Registered sale-deed dated 16-10-2017 Vide no.2839 to the purchaser A PARTNERSHIP FIRM NAME OF KRISHNA INFRAA PROJECTS PARTNER 1.BHUSAN GAGANDAS RUPANI, 2.ARUN GAGANDAS RUPANI, 3.RAVI CHETANDAS KHILNANI, 4.LALIT SHAYMLAL TEKCHANDANI, 5.KIRANKUMAR RAMANBHAI RAMI, 6.MITESH CHAMPAKLAL PATEL, 7. BHUSAN GAGANDAS RUPANI HUF ADMINISTRATIVE OF BHUSAN GAGANDAS RUPANI AND 8. ARUN GAGANDAS RUPANI HUF ADMINISTRATIVE OF ARUN GAGANDAS RUPANI for sum of Rs.1,64,00,000/- and in that respect abstract of sub-Registrar PADRA, and by virtue of aforesaid sale transaction, said A PARTNERSHIP FIRM NAME OF KRISHNA INFRAA PROJECTS PARTNER 1.BHUSAN GAGANDAS RUPANI, 2.ARUN GAGANDAS RUPANI, 3. RAVI CHETANDAS KHILNANI, 4.LALIT SHAYMLAL TEKCHANDANI, 5.KIRANKUMAR RAMANBHAI RAMI, *6.MITESH CHAMPAKLAL PATEL, 7. BHUSAN GAGANDAS RUPANI HUF ADMINISTRATIVE OF BHUSAN GAGANDAS RUPANI AND 8. ARUN GAGANDAS RUPANI HUF ADMINISTRATIVE OF ARUN GAGANDAS RUPANI become absolute owner, occupier and possessor of the said R.S.NO.70/1/1 Admeasuring 1640 Sq. Meters of Moje village PADRA Kasbah, Taluka: PADRA, District: VADODARA.

- I have taken search in the Sub-Registrar Office PADRA, for the 30 years from 198- 2017 vide receipt No.2017113006574, Application No.3499 dated 24-10-2017 and found there is no any adverse entry mentioned.

18. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is/are clear and marketable.

Looking to the discussion, documents and description, I am of the opinion that An immovable property constructed residential property being R.S.NO. 70/1/1 Admeasuring 1640 Sq. Meters pike situated in Moje PADRA KASBAH, which is Non-Agricultural land Admeasuring 2246.00 Sq. Meters. That for the above land situated in PADRA NAGAR PALIKA, PADRA, developed scheme name of "KRIAHN

Cont'd on.5

ADVOCATE SIGN & STAMP

INFRAA PROJECTS" use residential purpose in the registration Sub-District
PADRA, District: VADODARA, belonging A PARTNERSHIP FIRM NAME OF KRISHNA INFRAA
PROJECTS PARTNER.

19. Whether any additional formalities to be completed by the proposed
mortgagor. If yes, state specifically in case of flat(s) property(s) in Co-
Op. society, whether allotment letter, possession letter, Share Certificate,
affidavit, power of attorney etc. is required:

- No.

Date: 26-10-2017



(Signature)
(MAHESHCANDRA C. PAREKH)
Advocate
GUJARAT HIGH COURT

MAHESHCANDRA C. PAREKH
B.A. (Hons.) LL.B. CLP
ADVOCATE GUJARAT HIGH COURT
No: 0625017818 9998000000 9725018851

ADVOCATE SIGN & STAMP